

Sale of a Property (leasehold and freehold)

Our fees cover all of the legal work required to complete the sale of the property based in England & Wales.

The information is based on a number of assumptions and particular the fee assumes that:

- This is a standard transaction where no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the transaction is concluded in a timely manner with co-operation from all parties and no unforeseen delays arise
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise: -

Property Value	Fees
£0 to £150,000	<ul style="list-style-type: none"> • Legal fee £675 plus VAT £135 • ID £5 - £10 plus VAT • If you have a mortgage - £50 plus VAT of £10 • Electronic money transfer fee £30 Plus VAT £6
£150,000 to £300,000	<ul style="list-style-type: none"> • Legal fee £700 to £775 plus VAT (£140 - £155) • ID £5 - £10 plus VAT • If you have a mortgage - £50 plus VAT of £10



	<ul style="list-style-type: none"> •Electronic money transfer fee £30 Plus VAT £6 								
£300,000 to £500,000	<ul style="list-style-type: none"> •Legal fee £800 to £900 plus VAT (£160 - £180) • ID £5 - £10 plus VAT •If you have a mortgage - £50 plus VAT of £10 •Electronic money transfer fee £30 Plus VAT £6 								
£500,000 to £1,000,000	<ul style="list-style-type: none"> •Legal fee £950 to £1,200 plus VAT of £190 to £240 • ID £5 - £10 plus VAT •If you have a mortgage - £50 plus VAT of £10 •Electronic money transfer fee £30 Plus VAT £6 								
Anticipated Disbursements	<ul style="list-style-type: none"> •Office copy entries per title of £10 plus VAT of £2 •Ground Rent Receipt (leasehold property only) – £30 to £120 								
What happens if the transaction does not complete:	<p>ABORTIVE COSTS</p> <table border="0"> <thead> <tr> <th><u>STAGE</u></th> <th><u>% of our charge</u></th> </tr> </thead> <tbody> <tr> <td>Prior to draft documentation :</td> <td>20%</td> </tr> <tr> <td>Upon commencement of drafting documentation or documents being received :</td> <td>70%</td> </tr> <tr> <td>Upon finalising the draft documentation :</td> <td>90%</td> </tr> </tbody> </table>	<u>STAGE</u>	<u>% of our charge</u>	Prior to draft documentation :	20%	Upon commencement of drafting documentation or documents being received :	70%	Upon finalising the draft documentation :	90%
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Conveyancing Legal Fees and Disbursements:

Note: Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we

anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease.

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

The experience of the people who may carry out the work for you:

Meet the Team <http://www.rwatchorn.co.uk/about-us/meet-team/>

Nicola Bailey – Head of Property

Niki Middleton – Licenced Conveyancer

Roberta Griffin-Pygott - Assistant

Laura Howden - Assistant

Laura Elliott – Secretary

TIMINGS

How long it will take from the offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes between 6-8 weeks.

It can be quicker or slower, depending on the parties in the chain.

STAGES AND PROCESSES

The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:



- Obtain and check up-to-date ID
- Take your instructions and give you initial advice
- Review title documents
- Prepare contract documents
- Obtain the management pack where necessary
- Deal with enquiries raised by your buyer's solicitors and liaise with you as necessary in order to respond to them;
- Exchange contracts;
- Approve the transfer deed received from the buyer's solicitors;
- Complete your sale;
- Deal with all post-completion matters, particularly repaying any outstanding mortgages or loans;
- Accounting to you for the proceeds.